

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

September 4, 2014



FP14-18: proposed Final Plat of The Traditions Subdivision – Phase 27

SIZE AND LOCATION: 13.75 acres of land out of the John H. Jones Survey adjoining the north side of the 3800 block of South Traditions Drive between HSC Parkway and Club Drive

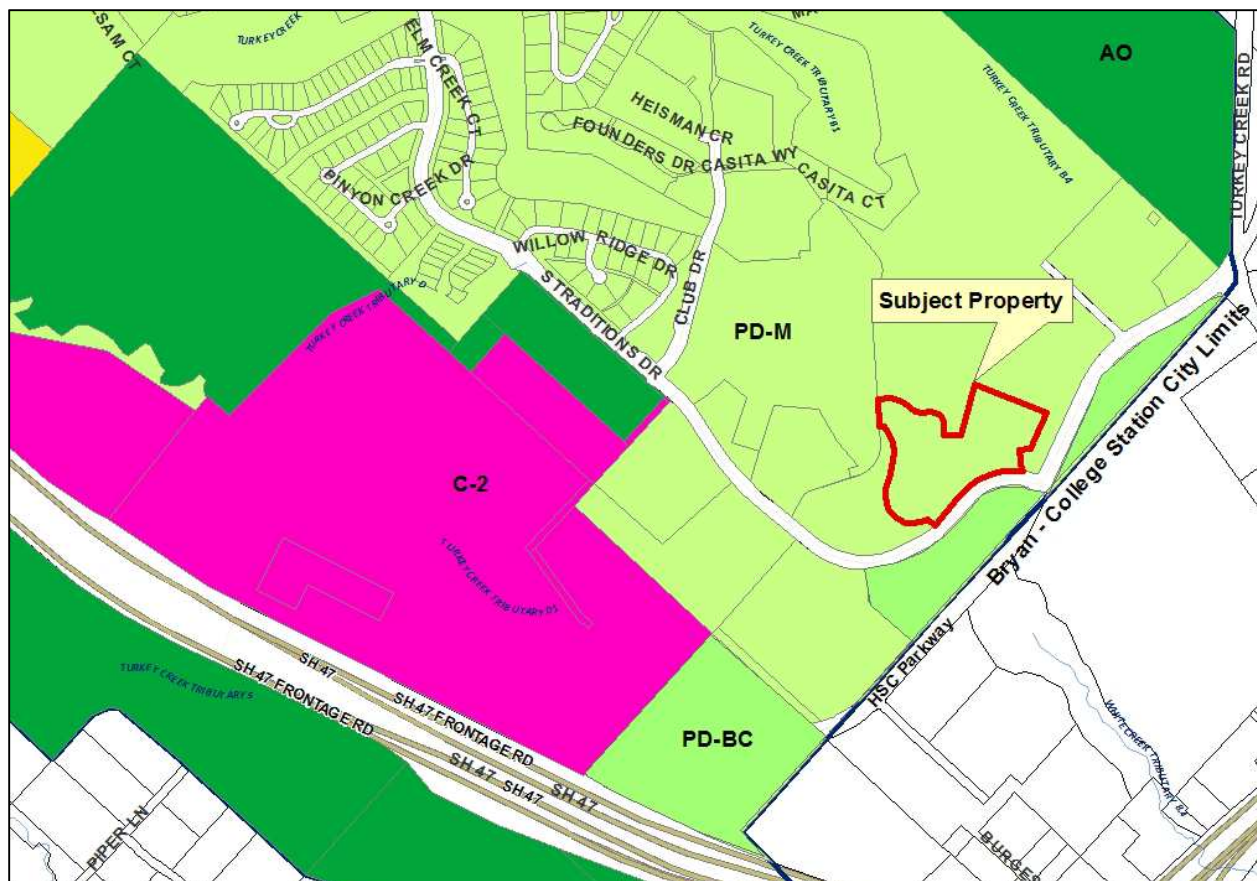
EXISTING LAND USE: vacant acreage

ZONING: Planned Development – Mixed Use (PD-M)

APPLICANT(S): Bryan Traditions, LP - Eddie Hare

AGENT(S): Schultz Engineering, LLC

STAFF CONTACT: Randy Haynes, Senior Planner



PROPOSED SUBDIVISION:

The proposed final plat of Phase 27 of The Traditions Subdivision creates 2 lots intended for commercial development, and 10.7 acres of common area on 13.75 acres of vacant land currently zoned Planned Development – Mixed Use District (PD-M). The two lots in this proposed subdivision phase are planned to accommodate development of phase one of the ATLAS, Texas project, a master-planned community designed for companies engaged in the manufacturing of biologics and pharmaceuticals. Access to Lot 2 is proposed to be via a private driveway that is proposed to be located within a public access easement.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.